



| BUILDING CHARACTERISTICS |                  |                  |
|--------------------------|------------------|------------------|
| ELEMENT                  | CD               | CONSTRUCTION     |
| Exterior Wall            | 10               | ABOVE AVG 100    |
| Roof Structure           | 08               | IRREGULAR 100    |
| Roof Cover               | 03               | COMP SHNGL 100   |
| Interior Wall            | 05               | DRYWALL 100      |
| Interior Floor           | 15               | HARDTILE 80      |
| Interior Floor           | 14               | CARPET 20        |
| Air Condition            | 03               | CENTRAL 100      |
| Heating Type             | 04               | AIR DUCTED 100   |
| Bedrooms                 |                  | 3 100            |
| Bathrooms                |                  | 2 100            |
| Frame                    | 02               | WOOD FRAME 100   |
| Stories                  |                  | 1. 1. 100        |
| Units                    |                  | 0 100            |
| BUD8 Adjustme            | 05               | DIST 1A 100      |
| Occupancy                | 00               | NONE 100         |
| Quality                  | 06               | Quality Level 06 |
| DOR CODE                 | 0100             | SINGLE FAMILY    |
| MAP NUM                  |                  | MKT AREA 02      |
| NEIGHBORHOOD/LOC         | 2009.00          |                  |
| AREA TYPE                | TOTAL GROSS AREA | PCT OF BASE      |
| BAS                      | 1,301            | 100              |
| BAS                      | 931              | 100              |
| FGR                      | 522              | 55               |
| FOP                      | 51               | 30               |
| PTO                      | 210              | 5                |
| SFB                      | 276              | 80               |
| TOTALS                   | 3,291            |                  |

| MARKET ADJUSTMENTS |     |             |             |                   |                |      |      |                 |      |         |        |
|--------------------|-----|-------------|-------------|-------------------|----------------|------|------|-----------------|------|---------|--------|
| TYPE               | MDL | EFF. AREA   | TOT ADJ PTS | EFF. BASE RATE    | REPL. COST NEW | AYB  | EYB  | ECON            | FNCT | NORM    | % COND |
| 0900               | 01  | 2,765       | 130.7136    | 181.69            | 502,373        | 1985 | 2004 | 0               | 0    | 0 10.00 | 90.00  |
| 1 SNGL FAM         |     | 100% - 2021 |             | Heated Area: 2453 |                |      |      | HX Base Yr 2021 |      |         |        |
|                    |     |             |             |                   |                |      |      |                 |      |         |        |

| NASSAU COUNTY PROPERTY    |  |  |  |  |           |  |        |  |  | PAGE 1 of 2 |  | 8 |
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| VALUATION SUMMARY         |  |  |  |  |           |  |        |  |  |             |  |   |
| VALUATION BY              |  |  |  |  |           |  |        |  |  | STANDARD    |  |   |
| Tax Group: 8              |  |  |  |  | Tax Dist: |  |        |  |  |             |  |   |
| BUILDING MARKET VALUE     |  |  |  |  | 464,619   |  |        |  |  |             |  |   |
| TOTAL MARKET OB/XF VALUE  |  |  |  |  | 76,444    |  |        |  |  |             |  |   |
| TOTAL LAND VALUE - MARKET |  |  |  |  | 205,000   |  |        |  |  |             |  |   |
| TOTAL MARKET VALUE        |  |  |  |  | 746,063   |  |        |  |  |             |  |   |
| SOH/AGL Deduction         |  |  |  |  | 351,166   |  |        |  |  |             |  |   |
| ASSESSED VALUE            |  |  |  |  | 394,897   |  |        |  |  |             |  |   |
| TOTAL EXEMPTION VALUE     |  |  |  |  | HX HB     |  | 51,411 |  |  |             |  |   |
| BASE TAXABLE VALUE        |  |  |  |  | 343,486   |  |        |  |  |             |  |   |
| TOTAL JUST VALUE          |  |  |  |  | 746,063   |  |        |  |  |             |  |   |
| NCON VALUE                |  |  |  |  | 0         |  |        |  |  |             |  |   |
| INCOME VALUE              |  |  |  |  |           |  |        |  |  |             |  |   |
| PREVIOUS YEAR MKT VALUE   |  |  |  |  | 711,865   |  |        |  |  |             |  |   |
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| EXTRA FEATURES |            |             |     |     |   |   |        |    |           |                |       |
|----------------|------------|-------------|-----|-----|---|---|--------|----|-----------|----------------|-------|
| L N            | OB/XF CODE | DESCRIPTION | BLD | CAP | L | W | UNITS  | UT | Adj R     | ADJ UNIT PRICE | NOTES |
| 6              | 0860       | POOL/SPA    | 1   | 100 | 0 | 0 | 1.00   | UT | 50,000.00 | 50,000.00      |       |
| 8              | 0912       | SCRN RM G   | 1   | 100 | 0 | 0 | 717.00 | SF | 21.00     | 21.00          |       |
| 11             | 0912       | SCRN RM G   | 0   | 100 | 0 | 0 | 637.00 | SF | 21.00     | 21.00          |       |

| LAND DESCRIPTION |          |     |                      |     |     |          |       |       |             |           |      |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T  |
| 1                | 000100   | C   | RES                  | 100 |     | RSF-2    | 0.00  | 0.00  | 1.00        | LT        | 1.00 |

| TOTAL OB/XF |            |                |            |                             |      |         |      |     |    |        |  |
|-------------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|--|
| 76,444      |            |                |            |                             |      |         |      |     |    |        |  |
| TOT         | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |  |
| 205,000.00  | 205,000.00 | 205,000.00     | 205,000    |                             |      |         |      |     |    |        |  |

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FERNANDINA BEACH, FL 32034

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